McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $28,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2007.

Notary Public

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/29/07 11:00 2 pgs
Fees:13.00 Taxes:103.60
20071029-0127236

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hector Mora **Cinthia Chaverri**	**Countrywide Bank, FSB**	**Map 133-15-O-A-03900CO**
323 New York Ave Apt. 1L	**PO Box 961206, FTWX-22**	
Elizabeth, NJ 07202	**Fort Worth, TN 76161**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Mark Lynn Nash, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hector Mora and wife, Cinthia Chaverri

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit G-3 of Pagoda Condominium created in accordance with Title 66, Chapter 27, Section 101 et seq., Tennessee Code Annotated, as amended and established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Unit set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said units.

Being the same property conveyed to Mark Lynn Nash, by Warranty Deed, from Glenda G. Bingham, of record in Book 10497, page 598, Dated June 12, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter for Home Owners Association of record in Book 6110, page 98, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6548, page 125 and Book 8870, page 923, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6111, page 22, Book 9445, page 492 and Book 10458, page 936, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6111, page 64, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 320 Welch Road, Apt G3, Nashville, TN 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 25th day of October, 2007.

Mark Lynn Nash

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~WILLIAMSON~~ Pasco)

Personally appeared before me, a Notary Public of said County and State, Mark Lynn Nash , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2007.

MICHELE A. SCHOGGINS
Notary Public, State of Florida
Commission# DD670471
My comm. expires May 06, 2011

Notary Public

My Commission Expires:

MICHELE A. SCHOGGINS
Notary Public, State of Florida
Commission# DD670471
My comm. expires May 06, 2011

File #: 07774-JM

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027